

The 21st June, 1976

No. SE/B&R/Ambala/984.—Whereas it appears to the Governor of Haryana that land is likely to be needed by Government, at public expenses, for a public purpose, constg. link road from Pinjore Mallah road to Nala Dakrog upto Jabrot in Ambala District, it is hereby notified that the land described in the specification below is required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Governor of Haryana is pleased to authorise the officers, for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Any person interested, in the above land, who has any objection to the acquisition thereof may within thirty days after the date on which public notice of the substance of this notification is given in the locality, file an objection in writing before the Land Acquisition Collector, Public Works Department, Buildings and Roads Branch, Ambala Cantt.

SPECIFICATION

District	Tehsil	Locality/ Village	Hadbast No.	Area in acres	Khasra Nos.
Ambala	Kalka	Nala Damahar	164	2.75	1 to 11, 25, 28 to 31, 35 to 44,
		Nala Bhalog	165	1.35	1 to 20, 16/1, 24 to 28, 32, 33, 50, 54, 55, 57 to 61.
		Jabrot	166	1.85	170 to 176, 181 to 195, 199 to 206, 225, 226, 227, 236, 246, 253 to 256.
		Total		9.65	

(Sd.) . . .

Superintending Engineer,
Ambala Circle.

The 6th July, 1976

No. 56.—Whereas it appears to the Governor of Haryana that land is likely to be required to be taken by Government, at public expenses, for a public purpose, namely, for constructing road from K.D.B. road to Gopalpur road in district Sonapat, it is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Governor of Haryana is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Any person interested who has any objection to the acquisition of a y land in the locality may within 30 days of the publication of this notification, file an objection in writing before the Land Acquisition Collector, Haryana, P. W. D., B. & R., Branch, Ambala Cantt.

SPECIFICATION

District	Tehsil	Locality	Area in acres	Remarks
Sonapat	Sonapat	Kharkhauda, 0-4914	4.51	149
				15/2, 16/1, 16/2, 25/2
				150
				20, 21/1, 21/2
				178
				4, 5/1, 5/2

District	Tehsil	Locality	Area in Acres	Remarks
Sonepat	Sonepat	Kharkhauda, 0-4914- concl'd	4.51— oncl'd	<div>163</div> <div>1/1, 1/2, 1/3, 2, 9/1, 9/2,</div> <div>163</div> <div>12/1, 12/2, 13, 17, 18, 19,</div> <div>163</div> <div>23, 24, 25/1</div> <div>179</div> <div>1, 9, 10, 11, 12, 19, 20, 21, 22</div> <div>187</div> <div>1/1, 1/2, 1/3, 2, 9, 10, 11/1,</div> <div>187</div> <div>11/2, 12, 19, 20, 21, 22</div> <div>200</div> <div>1, 2, 8/2, 9/1, 9/2, 10, 13/1, 13/2,</div> <div>200</div> <div>14, 17/1, 17/2, 18/1, 23,</div> <div>200</div> <div>24/1, 24/2</div>
Do	Do	Gopalpur 4914-5904	0.91	<div>7</div> <div>3, 4/1, 4/2, 7/1, 7/2, 8, 13, 14,</div> <div>7</div> <div>17, 18/1, 18/2, 23/1, 23/2, 24/1,</div> <div>7</div> <div>24/2, 24/3</div> <div>12</div> <div>3/1, 3/2</div> <div>Generally lying in the direction from North to South and as shown on the Index Plan and as demarca- ted at site.</div>
Total			5.42	

The 7th July, 1976

No. 2.—Whereas the Governor of Haryana is satisfied that the land specified below is needed by the Government at public purpose, namely, for const. of Mechanical Workshop And B. & R. Colony at Narwana, it is hereby declared that the land described in the specification below is required for the aforesaid purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Land Acquisition Collector, P. W. D., B. & R. Branch, Haryana, Ambala Cantt. is hereby directed to take orders for the acquisition of the said land.

Plans of the land may be inspected in the offices of the Land Acquisition Collector, Haryana, P. W. D., B. & R. Branch, Ambala Cantt., and the Executive Engineer, Construction Division, P.W.D., B.&R. Branch, Narwana.

SPECIFICATION

District	Tehsil	Locality	Area in acres	Remarks	
Jind	Narwana	Narwana	2.60	1392 — min, — 1/1	1392 — 1/2/1
				1392 — min, — 1/2/2	1392 — 2
				1393 min	,

(Sd.) . . .

Superintending Engineer,
Jind Circle, P.W.D., B.&R. Branch, Jind.

TOWN AND COUNTRY PLANNING DEPARTMENT

The 8th July, 1976

No. 2828-2TC P-76/22895.—In exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in annexure A&B to the Development Plan), at Bahadurgarh approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18-A, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

(1) Drawing No. DTP (S) 286/75 (See Page 1147)

(2) Drawing No. DTP (S) 287/75 (See Page 1149)

Annexure 'A'

Annexure 'B'

ANNEXURE 'A'

Explanatory note on the Development Plan of Bahadurgarh.

Introductory

Bahadurgarh, situated on the 18th Mile of Delhi-Hissar Road, is one of the 4 towns proposed to be developed as ring towns as per recommendations of the Delhi Master Plan, the other towns being Faridabad, Gurgaon and Sonapat. The development of these towns has been recommended by the Delhi Master Plan with a view to share the pressure of population which is migrating into Delhi. In fact, these towns are situated within the immediate metropolitan influence of Delhi. In 1970 when Draft Delhi Master Plan was prepared, it was presumed that out of a total population of nearly 55 lacs estimated for the metropolitan area by 1981, Faridabad and Sonapat ring towns would accommodate a population of 3.5 lacs, and 2 lacs, respectively, whereas Bahadurgarh

town would share a population of 30,000 only." This presumption was made keeping in view the then trends of this town and of the difficulty of water-supply. However, because of the proximity of Bahadurgarh to Delhi, it has been experienced steep rise in population. From the 1961 population of 11,000 the population rose to 15,000 in the year, 1961 and 26,000 in the year, 1971, thus showing an increase of 25% during decade 1951—1961 and 72% during decade 1961—71. Out of a total working of 7,000 to 8,000 there are 1,000 workers travelling to Delhi and back every day. The geographical location of this town *vis-a-vis* Delhi obviously outweighs its disadvantage of water-supply. Provided this difficulty is tackled, there should be no difficulty in developing this town for a higher and really viable size, say of the order of about one lac by the year, 1991. Therefore, the approach to the preparation of development plan is based on this assumption.

According to the recommendations of the Development Plan, apart from other urban activities within a town, the special function of such towns will be to accommodate manufacturing industries and Central Government offices. Though no definite population figures or land requirements have been indicated in a town like Bahadurgarh, it is possible that Central Government may require as much as 75 acres of land for Government offices employing population of nearly 5,000 Government workers and a total population of nearly 15,000 to 20,000 for this purpose.

EXISTING PHYSICAL FEATURES OF THE TOWN

In 1961, there was practically no industry within this town and the town primarily functioned as a sort of small market town for the adjoining area. Apart from its situation on the Delhi-Hissar Road, it is connected by road to Jhajjar and Najafgarh in Delhi area. The existing town is in two units, the old town and the mandi, the old town is situated on the south of the Delhi-Hissar Road while the mandi is situated towards the north between the Railway line and the Delhi-Hissar Road. Consequently the intervening area has been subject to all sorts of petty speculative ventures in the sub-division of land in all sorts of self determined layouts and sale of plots irrespective of the physical conditions of the land and without any regard for provisions of minimum facilities for water supply or drainage. Much of this activity is within the municipal limits and obviously due to the ineffective control of the local authority.

The Government under the rehabilitation programme set up an industrial area of about 100 acres in 1951 which is the only planned feature, that is, at least, shows the geographical pattern with, however, no organised system of water supply and practically no drainage. It is in view of this that the Bahadurgarh industrial area has comparatively not flourished as much as other industrial areas in the rest of the State. The only sizable and active industries in the town are of the two important concerns namely the Hindustan Sanitary Wares and Hindustan National Glass Company. Following table gives statistics about the number and nature of industries though it appears that most of them are functioning on improvised standards:

Name of Industries	Industries developed during the year 1950	Industries developed during 1951—61	Industries developed during 1961—65	Industries developed during 1965—74	Total
1. Large Scale	1	3	4	8
2. Medium Scale	1	5	3	9
3. Small Scale and Service Industries	.. 1	36	41	260	337
Total	.. 1	37	49	267	354

Outside the municipal area, i.e. near the border there has also been some petty speculative sub-division of land of the same standard as in the municipal area, one of which nearly 100 acres and styles itself as the Modern Industrial Estate. Also after the notification of this area as a Controlled Area, there has been some unauthorised building activities.

LAND DRAINAGE

The area is traversed by two land drains, namely, West Juan drain and Mungeshpur Drain. Due to these drains during the rainy season, quite a lot of the area used to get flooded. As a result of the construction of the diversion drain No. 8. This defect has been removed to a greater extent, but near the junction of the two drains the water still overflows into the adjoining area because the Mungeshpur drain is not deep enough. As such, this part of the area is unfit for development unless the Mungeshpur Drain is remodelled. This area is situated almost near the Delhi-Haryana border and contains the so-called modern industrial estate referred to above. Because of such 'Out let' problems, the P.H. engineers are also of the view that storm water drainage (as distinct from foul water sewerage) will have to be surface drains and not underground.

SANITARY AND PHYSICAL CONDITION

The town is partially served with sewerage scheme. The Mandi area and a part of the old town is at present covered under the sewerage scheme. However, there is a proposal for underground sewerage for industrial area set up under rehabilitation programme. Administrative approval to the scheme stands accorded by the Government and the work is under progress. At present there is a proposal to construct a temporary disposal works near the junction of circular road with Najafgarh road. Final disposal works will, however, be constructed on Najafgarh road near Haryana-Delhi border. After the treatment, the effluent will be carried in open channel and will be finally disposed off into Mungeshpur drain.

The physical condition of houses and shops within the town is of very low standard and various urban uses are mixed up with one another resulting in chaotic growth.

WATER SUPPLY

The local sources of water supply are all brackish and inadequate, but very recently the M.C. through the P.H. Department has set up a water works which is fed (but still inadequately) from the irrigation channel passing by the side of the town. It is reported that this system of water supply is comparatively expensive. Provision of water supply, therefore, imply (a) remodelling of this channel so as to feed a discharge of 35 cusecs and (b) initial cost in the construction of general development works like storage and reservoirs. It is contemplated that whereas objective (a) would be achieved in gradual stages with the completion of the Beas Satluj link, considerable investment will be needed on (b) above.

Contrary to these physical conditions, Bahadurgarh is comparatively better equipped with medical and educational facilities. It has one civil hospital, one health centre and a number of dispensaries. On the educational side it has two degree colleges, one technical institution, Five Higher Secondary Schools and four Primary Schools. Apart from this, big concerns like Hindustan Sanitary Wares and Hindustan National Glass have made their own arrangements for primary schools education for the children of their employees. It has one cinema, three post offices and is served by about five banks, primarily because it is a market centre.

PROPOSALS

SIZE OF THE PROPOSED TOWN AND POPULATION

As explained above, the Delhi-Hissar road passes through the middle of town. With the expansion of the town the traffic conditions on this road *vis-a-vis* desirable traffic flow on a national highway will become more aggravated. Keeping this in view an outer periphery road V-1 towards south has been proposed. The proposed boundary of this road is such that it roughly contains an area which will accommodate a population of nearly 1,00,000. In a new town where the growth is to be promoted through induction of economic development, no conceivable formula can govern the population. It will depend upon the extent of economic development induction within the town. Therefore, population has to be fixed more or less on *ad hoc* basis. With its present population of 20,000 it is presumed that one lac population by 1991 should be the target aimed at. If the water-supply position considerably improves and the functioning of this town is re-oriented, the master plan can always be revised.

LOCATION OF URBAN LAND USES

Because of the narrow belt of land which lies between Delhi-Hissar road and the West Juan drain and further up the railway line, the scope for expansion of this town towards the north of the Delhi-Hissar Road is very limited. The land towards the east especially near the border is liable to flooding and consequently, most of expansion has to be sited towards the southwest of the Delhi-Hissar Road.

In the belt of land which lies towards the north of Delhi-Hissar Road, the development plan merely designates the existing use of adjoining patches as such for example:—

- (i) A small belt of land across the West Juan Drain near existing industrial Estate has been proposed for extension as an industrial area.
- (ii) The area adjoining the Hindustan Sanitary Ware and Hindustan National Glass has also been treated similarly.
- (iii) Two pockets of land already subject to haphazard development within the municipal limits have been zoned for residential use.
- (iv) Apart from this an area of approximately 130 acres to the west of village Sankhol between DHS road and the railway line has been zoned for industrial use.

The Broad features of the new proposals towards the south of the town are as under :—

- (i) The fringe of land situated on the Delhi -Hissar road is already full of shops, etc. This provision because of its favourable situation has been retained along with a larger and consolidated area which has been zoned for city centre as shown on the plan.
- (ii) There is no truck stand at Bahadurgarh and the Delhi-Hissar road is littered with trucks at this moment. For the purpose an area of 72 acres has been under consideration to provide a proper truck stand for this purpose an area of approximately 88 acres has been reserved as a warehousing zone which *inter alia* will also include a site for a truck-stand.
- (iii) On Jhajjar road an area of 76 acres to the West of irrigation minor has been reserved for water-works.
- (iv) Because of the existing use such as water works, a small lake, etc. the area on the west of existing town and south of the proposed Business-cum-commercial-cum-civic centre measuring approximately 174 acres has been zoned as an open space, i.e., a town park.
- (v) On the southern flank of this open space, an institutional zone of 100 acres has been provided. This zone may contain institutions of local as well as regional importance which may inevitably require to be located if the town is developed on the scale envisaged.
- (vi) The residential use has been provided in the rest of the area proposed to be urbanised.
- (vii) Beyond these urbanisation proposals, the rest of the area has been zoned as a rural zone. The regulations governing in the rural zone, *inter alia* ensure :—
 - (a) that all buildings ancillary to agricultural development will be allowed including farm houses; and
 - (b) Non-conforming uses such as industry and colonisation existing prior to the material date will be allowed to remain and allowed to be further developed subject to provisions of necessary services, etc. (Relevant zoning regulation explains these points in detail).

MAJOR ROAD SYSTEM

It will also be seen that various major land uses are contained within a frame work of major road system from where access to various sectors will be only from specific points. Access to individual plots will be secured from such roads. As in the case of Chandigarh and Faridabad, the road system has been classified as V-1, V-2, and V-3 according to their functions, detail of which have been given in the zoning regulations. The development plan shows only the major road system. The internal roads within a sector will be provided in detailed sector layout.

EXTEND OF LAND USES

The total urbanisation proposals cover an area of 336 acres as under :—

	Proposed Acres	Existing Acres
1. Residential	1420	298
2. Industrial	485	180
3. Business-cum-Commercial and Civic Centre	134	
4. Wholesale market and Warehouses	88	
5. Major institution Zone	100	
6. Water Works	76	
7. Major open spaces—		
(a) Town Park	174	
(b) Green belt along V-1 road	60	
(c) Green belt along other roads and drains	70	
8. Major Roads—		
(a) V-1 road	130	
(b) Other roads including National Highway	182	
Total	2919	448

The addition of an area of nearly 485 acres for industry against the existing land use of nearly 180 acres will, on a density of 30 workers per acre, provide for an additional employment potential in manufacturing industries to the extent of nearly 15,000 workers. As envisaged in the Delhi Master Plan, the city centre will also include an area of 75 acres for Central Government Offices which will provide a further employment to 5,000 workers. A population of 1,00,000 should normally contain a working population of nearly 30,000. Thus the remaining population will be absorbed in local employment such as shopping, transport, building trade, etc.

There is very little room for expansion of residential facilities within the existing town which is no more than an overgrown village. It has no facilities to attract new population. Therefore, for purposes of new population, only the new area of nearly 1,420 acres on overall density of persons to an acre will provide for 70,000 population. With existing population of 30,000 the urban area will adequately provide for a population of one lac.

Provision for such uses as business-cum-commercial-cum-civic centre, i.e., city centre 134 acres, warehousing zone 88 acres major institutional zone 100 acres have necessary to be made on *ad hoc* and empirical basis.

ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

ANNEXURE B

DRAFT ZONING REGULATIONS

Governing use and development of land in the controlled areas around Bahadurgarh is shown in Drawing No. DTP (S) 287/75, dated 20th January, 1975.

I—GENERAL

These zoning regulations, forming part of the Development plan for the Controlled Areas around Bahadurgarh shall be called zoning regulations of the Development Plan for Bahadurgarh Controlled Areas.

The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder:—

II—DEFINITIONS

In these regulations —

- (a) 'Approved' means approved under the rules ;
- (b) 'Building Rules' means Rules contained in part VII of Rules;
- (c) 'Drawing' means Drawing No. DTP (S)-287/75, dated 20th January, 1975 ;
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely, to cause injurious or obnoxious noise, smoke, gas, fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing aerated water, atta chakkies with power, laundry—dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc;
- (h) 'Material Date' means the 26th February, 1965, in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area Restriction of

Unregulated Development Act, 1963.—*vide* Punjab Government notification No. 3959-2TCP-64/29556, dated 7th November, 1964, appearing in Punjab Government Gazette of 26th February, 1965;

- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting abnoxious or injurious fumes and odours;
- (j) 'Non-conforming Use' in respect of any land or building in a Controlled Area means the existing of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan;
- (k) 'Public Utility Building' means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any Municipal services including a fire station;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (m) 'Sector density' and 'colony density' shall mean the number of persons per acre in sector area or colony area as the case may be:—

Explanation.—(i) In the definition the 'Sector Area' for 'Colony Area' shall mean the area of the sector or colony as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including 50 per cent land under the major roads surrounding the sector or colony and excluding the area unit for building development within the sector or the colony as the case may be.—

- (ii) For the purpose of calculations of Sector density or colony density, it shall be assumed that 50 per cent of the Sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling units or 9 persons per building plot. In the case of shop-cum-residential plot, however, only the dwelling unit shall be assumed;
- (n) 'Site coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site;
- (o) the terms 'Act', 'Colony', 'Colonizer', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and
- (P) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III— MAJOR LAND USES/ ZONES

(1) For purposes of these regulations, the several parts of the Controlled Areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Industrial Zone.
- (iii) General Business-cum-Commercial-cum-civic Zone.
- (iv) Major Institutional Zone.
- (v) Water works Zone.
- (vi) Wholesale Marketing and Warehousing Zone.
- (vii) Major Open Spaces.
- (viii) Railway Reservations.
- (ix) Reservations for major roads.

(x) Non-conforming uses.

(xi) Rural Zone.

IV. DIVISION INTO SECTORS

Major land uses mentioned at Serial Nos. (i) to (vi) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown bounded by the major road reservations, and each sector shall be designated by the number as indicated in the drawing

V. DETAILED LAND USES WITHIN MAJOR USES

Main ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land uses/zones are listed in Appendix 'A' sub-joined to the regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE

(1) Change of land use and development in sectors which are the General Business-cum-commercial-cum-civic Zone and Major Institutions Zone, shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (1) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VII. LAND RESERVATION OF MAJOR ROADS

(1) Land reservation of major roads shall be as under :—

(i) Major road indicated as V.1 on the Drawing .. 60 metres or 206 Ft.

(ii) Major roads indicated as —

VI-A. Delhi-Hissar road
VI-B Najafgarh road
VI-C Jhajjar road
VI-D Beri road

} Existing widths.

(iii) Major road marked as V-2, .. 45 metres or 150 Ft.

(iv) Major roads indicated as V-3 on the Drawing .. 30 metres or 100 Ft.
(roads along the boundaries of sectors)

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

IX. INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned :—

(a) undertakes to pay to the Director as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do in this behalf; and

(b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES

(1) If a non-conforming use of a land was remained discontinued continuously for a period of two years, or more it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, floods, explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be re-developed only for a conforming use.

XI. RELAXATION OF LAND USE WITHIN RURAL ZONE

In the case of any land lying in Rural Zone Government may relax the provisions of this development plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date, on stamped paper and the colonizer secures permission for this purpose as per rules; and
- (b) for use of land as an individual industrial site (as distinct from an industrial colony), provided that :—
 - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase, executed on stamped paper prior to the material date ;
 - (ii) the Government is satisfied that the need of the industry is such that it can not await alternative allotment in the proper zone ;
 - (iii) the owner of the land secures permission for building as required under the rules ; and
 - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlaying within the lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

Explanations.—The word 'Purchase' in this regulation shall mean acquisition of full proprietary rights lesser title such as agreement to purchase etc.

XII. THE DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and/or the approved layout plan of the colony in which the land is situated.

XIII. DENSITY SIZE AND DISTRIBUTION OF PLOTS

(1) Every residential sector shall be developed to the density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI, the colony density of the colony area shall not exceed the limits laid down below :—

For areas up to 250 acres	60
For area larger than 250 acres	45

XIV. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUTS

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in regulation XI above, and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XV. MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

The minimum sizes of plots for various types of uses shall be as below :—

- | | |
|--|-----------------------------|
| (i) Residential plots | 100 acres 100 square metres |
| (ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government | 75 square metres |
| (iii) Shop-cum-residential plot | 100 square metres |
| (iv) Shopping booth including covered corridor or pavement in front | 20 square metres |
| (v) Local service industry plot | 200 square metres |
| (vi) Light Industry plot | 800 square metres |
| (vii) Medium Industry plot | 0.8 hectares. |
- (2) The minimum area under a group housing estate shall be one acre.

XVI. SITE COVERAGE AND HEIGHT OR BULK OF BUILDINGS IN VARIOUS USES

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the rules. In the case of other categories, the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under Regulation XVIII, shall be as under :—

Types of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	23 1/3 per cent	150 per cent
(ii) Government offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within Central Business Zone	50 per cent if air conditioning is not done, 75 per cent if air conditioning is done.	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XVII. BUILDING LINES IN FRONT, SIDE AND REAR

This shall be provided in accordance with rule 51 and 53.

XVIII. ARCHITECTURAL CONTROL

Every building shall conform to architectural control, wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XIX. PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN RURAL ZONE

A farm house in rural zone outside abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectare and on the following conditions.

Size of farm	Maximum coverage of farm house	Maximum height and storeys
0.3 to 1.2 hectares	45 sq. meters	Single storey 6 meters.
Above 1.2 hectares	135 sq. meters	Ditto

Minimum set back for a dwelling shall be :—

- (a) 15 M from any boundary line of property;
- (b) 30 M from any village road;
- (c) 60 M from any state road connecting the towns;
- (d) 150 M from any National Highway and Scheduled road;
- (e) 150 M from any bye-pass.

XX. RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principal of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

Residential Zone—

- (i) Residences
- (ii) Boarding houses
- (iii) Social Community, religious and recreative buildings
- (iv) Public Utility buildings
- (v) Education buildings all types of schools and where necessity of colleges
- (vi) Health institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industry
- (xi) Petrol filling Stations and Service garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses.

As required for the local needs of major used and at sites earmarked for them in the sector plan or in the approved lay out plan of the Colonies.

Light Industry Zone —

- (i) Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and storage
- (iv) Public Utility Buildings, Community recreative and social buildings retail shops
- (v) Parking loading and unloading areas
- (vi) Bus stops, taxi, tonga and Rickshaw stand
- (vii) Petrol filling stations and service garages.

As required for the local need of the area and as per sites shown on the sector plans and on the approved plan of the colony

Medium Industry zone—

- (i) Medium Industry
- (ii) All uses allowed within Light Industry Zone

General Business-cum-Commercial cum-civic Zone—

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage

As per sites shown on the sector plans and zoning plan

- (vi) Local Service Industry
- (vii) Civic, Cultural, Social and Community Buildings
- (viii) Local and Government offices
- (ix) Public Utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and Rickshaw Stand.
- (xiii) Fish and Fruit and other wholesale markets.
- (xiv) Any other use which government in public interest may decide.

MAJOR INSTITUTIONAL ZONE

Special and major institutions required for the town and surrounding region and set up or sponsored by the Government undertaking or a public or semi-public organisation approved by the Government with emphasis on Education and Research and all buildings ancillary thereto.

WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Whole sale markets, wholesale and retail shops and storages
 - (ii) Business offices and restaurant.
 - (iii) Residences if located on the first or higher floors
 - (iv) Public Utility buildings
 - (v) All accessory uses clearly incidental to above use including petrol filling stations, service garages, truck stands etc.
- } As per sites shown on the sector plans and zoning plans

Uses Strictly Prohibited —

Storage of petroleum and other inflammable material.

MAJOR OPEN SPACES

- (i) Parks and playgrounds, open air theatres and buildings ancillary there etc. including dwelling for watch and ward staff.
- (ii) Parking areas
- (iii) Restaurants, shops for eatables in the area, i.e. Park at approved places.
- (iv) Public Utility buildings
- (v) Agricultural and horticulture at approved places and for approved periods.

RAILWAY RESERVATIONS

All requirement of the Railway Department.

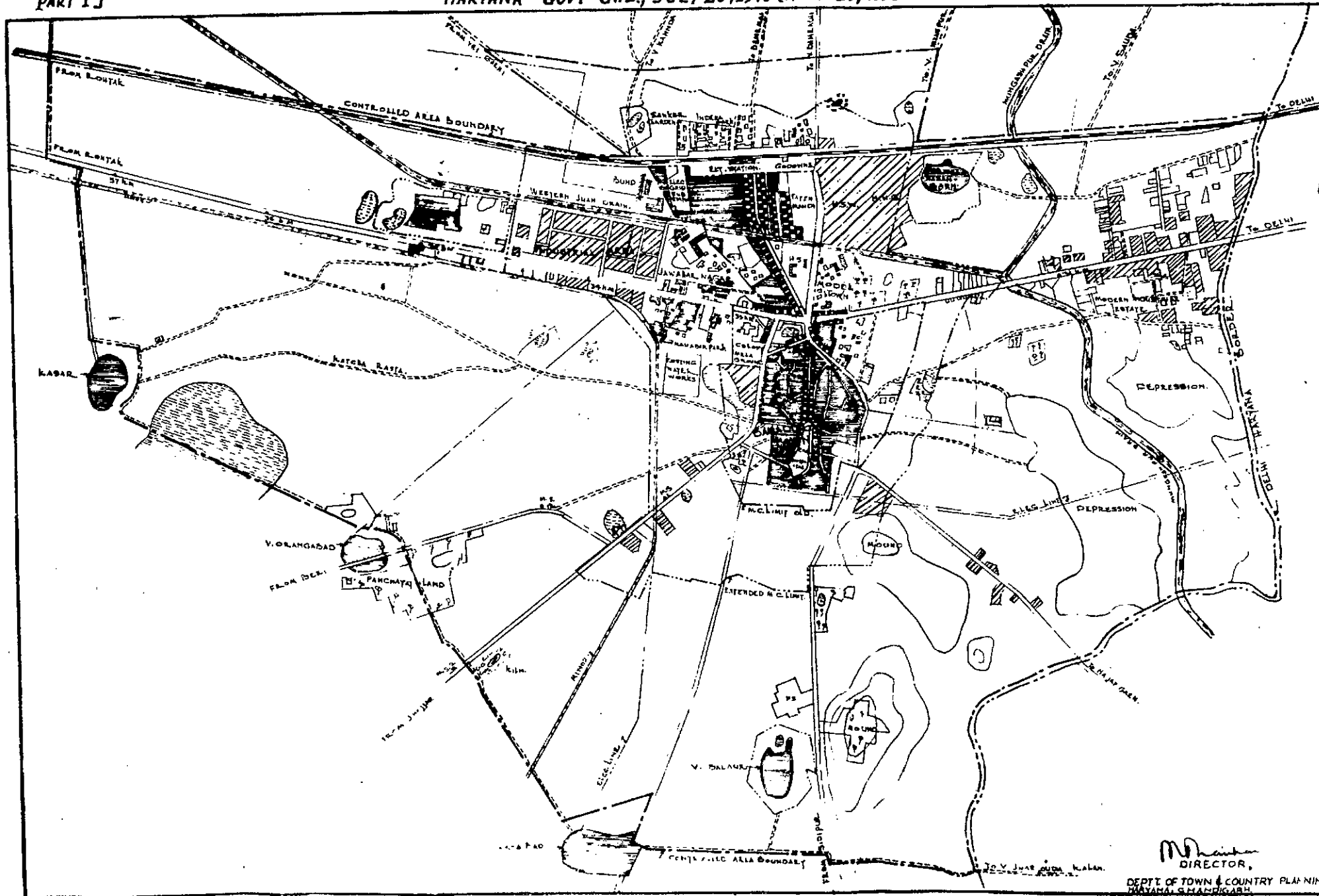
Rural Zone—

- (i) Agricultural, horticultural, dairy and poultry farming
 - (ii) Village houses within Abadi Deh.
 - (iii) Farm houses outside abadi deh subject to restriction as laid down in regulation XIX
- } As approved by the Director.

-
- | | |
|---|-------------------------------|
| (iv) Expansion of existing villages contiguous to Abadi Deh, If undertaken under a project approved or sponsored by the the Central or State Government. | } As approved by the Director |
| (v) Milk chilling stations and pasteurization plants. | |
| (vi) Bus and Railway Stations | |
| (vii) Airports with necessary buildings | |
| (viii) Wireless | |
| (ix) Weather stations | |
| (x) Land drainage, irrigation and hydroelectric works | |
| (xi) Hydro-electric transmission lines and poles | |
| (xii) Cremation and burial grounds | |
| (xiii) Mining and extractive operations including lime and brick kilns, Stone quarries and crushing subject to rules and approved sites provided that none of these operations are sited within 1,000 feet of the edge of any National, State or District Highway | } As approved by Director |
| (xiv) Petrol filling stations | |
| (xv) Any other use which Government may in public interest decide | |
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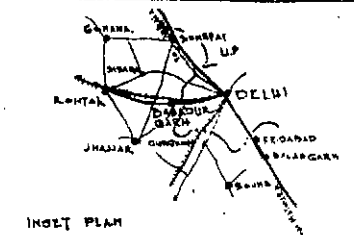
A. BANERJEE,

Commissioner and Secretary to Government,
Haryana, Town and Country
Planning Department, Chandigarh.



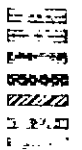
BAHADURGARH EXISTING LAND USE.

SCALE - 1:16000



LEGEND

MUNICIPAL LIMIT
CONTROLLED AREA BOUNDARY
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PARKS & GARDENS
HIGH TENSION LINES



OFFICE OF THE DIVISIONAL TOWN PLANNER,
RING TOWNS DIVISION, SONI PAT,
ORG. NO. D.T.P.(S) 286/75 DT. 20.1.75

DRAWN BY
USHA

M. N. Sharma
DIRECTOR,
DEPT. OF TOWN & COUNTRY PLANNING,
HARYANA, BHADURGARH.

PLANNING UNIT, ASST. TOWN PLANNER, CIVIL TOWN PLANNER, SECT. TOWN PLANNER, HARYANA, BHADURGARH.

